



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Chapel Lane, Coppull, PR7 4PQ

Offers Over £199,000

UNEXPECTEDLY BACK ON THE MARKET- A BEAUTIFULLY PRESENTED EXTENDED TWO BEDROOM BUNGALOW

Keenans are proud to present to the market this immaculate and beautifully presented two bedroom semi detached true bungalow. In the sought after area of Coppull, this property flows internally with two generously sized bedrooms, reception room, added study, contemporary kitchen/dining area, as well as an enviable rear garden. This home would be perfect for a couple, small family or someone looking for single storey living. Situated with easy access to local amenities and schools. Its a property you don't want to miss!

The property comprises briefly; entrance into a welcoming hallway which has doors on to two bedrooms, a three piece bathroom, study and reception room. The reception room has French doors through to the kitchen. The kitchen has French doors out to the beautiful rear garden. Externally, to the rear of the property is an enclosed garden that is covered with sunshine all day and not overlooked. The garden boasts a laid to lawn area, decking and a large storage building. The front of the property has a laid to lawn garden with bedding areas and driveway with parking for multiple vehicles.

For further information or to arrange a viewing please contact our Chorley office at your earliest convenience. For the latest upcoming properties make sure you follow our socials on Instagram @keenans.ea and Facebook @keenansstateagents

Chapel Lane, Coppull, PR7 4PQ

Offers Over £199,000

 **2**  **1**  **1**  **D**

- Beautifully Presented Semi Detached Bungalow
 - Contemporary Fitted Kitchen
 - Landscaped Gardens to Front and Rear
 - EPC Rating D
- Two Bedrooms
 - Neutral Decoration
 - Tenure Freehold
- Three Piece Bathroom
 - Perfect First Home
 - Council Tax Band B

Entrance Hallway

UPVC double glazed frosted front door, central heating radiator, loft access, doors leading to two bedrooms, study, reception room and bathroom.

Bedroom Two

8'11 x 8'2 (2.72m x 2.49m)

UPVC double glazed window, central heating radiator and television point.

Bedroom One

11'10 x 10'3 (3.61m x 3.12m)

UPVC double glazed window and central heating radiator.

Study

5'10 x 5 (1.78m x 1.52m)

UPVC double glazed window, central heating radiator, combi boiler and wood effect flooring.

Bathroom

8'8 x 6'11 (2.64m x 2.11m)

UPVC double glazed frosted window, central heating radiator, low base WC, pedestal wash basin with traditional taps, wood panel bath with traditional taps and electric feed shower overhead, part tiled elevations and vinyl flooring.

Reception Room

13 x 10'2 (3.96m x 3.10m)

Gas fire with marble hearth and wooden surround, two feature wall lights, television point and hardwood single glazed frosted French doors to kitchen.

Kitchen

18'10 x 7'10 (5.74m x 2.39m)

Two UPVC double glazed windows, central heating radiator, range of wood panelled wall and base units laminate worktops, integrated high rise oven and microwave, four ring gas hob and extractor hood, glass splashback, stainless steel sink and drainer with mixer tap, plumbing for washing machine, space for fridge and freezer, wood effect flooring and UPVC double glazed French doors leading out onto the rear garden decking area.

Exterior

Rear

Enclosed laid to lawn garden, decking area and large storage shed.

Storage Shed

13'9" x 8'2" (4.2 x 2.5)

Front

Laid to lawn garden, bedding areas and off road parking.



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